



A unique opportunity to acquire this rural cottage with outbuildings, set in the most idyllic location with wonderful countryside views.

Fernhill Cottage, Ide Hill, Sevenoaks, Kent, TN14 6LG

£750,000 Freehold



- Rural cottage in idyllic setting • Wonderful countryside views
- Area of outstanding natural beauty • Outbuilding
- Established gardens
- Sevenoaks station approx. 5.3 miles
- Sevenoaks approx. 4.8 miles

Local Information

Fernhill Cottage is situated in an Area of Outstanding Natural Beauty, approx. 2 miles from the village of Ide Hill with a community shop, primary school and a public house.

• Comprehensive Shopping:

Sevenoaks (4.8 miles), Edenbridge (5.3 miles), Tonbridge (9.6 miles), Bluewater (20.5 miles).

• Mainline Rail Services: Sevenoaks (5.3 miles) and Hildenborough (6.9 miles) to Charing Cross/Cannon Street/Waterloo East/London Bridge. Penshurst Station (3.6 miles) to Redhill and Tonbridge (11 miles). Edenbridge (5 miles) to London Bridge.

• Primary Schools: Ide Hill, Weald, Four Elms, Chiddingstone, Hever and Crockham Hill.

• Secondary Schools: Judd Boys Grammar in Tonbridge, Weald of Kent and Tonbridge Girls Grammars in Tonbridge. Weald of Kent Girls Grammar, Trinity and Knole Academy Schools in Sevenoaks.

• Private Schools: Sevenoaks, Walthamstow Hall, Sackville and Tonbridge Secondary Schools. Various Preparatory Schools in Sevenoaks. Radnor House in Sundridge.

• All distances are approximate.

About this property

Fernhill Cottage is a uniquely located property, dating from the Victorian era with later additions. The property has almost 2,000 square feet of accommodation arranged over two floors and provides scope to update, remodel and refurbish subject to the necessary building regulations.

The established gardens amounts to about 0.7 acres and includes an outbuilding providing stabling, garaging and storage. Of particular note is the wonderful rural location and open countryside views, yet is under five miles from Sevenoaks town.

• The reception rooms comprise a spacious sitting room with an open fire and the adjoining garden room has wonderful views over the gardens and beyond.

• The kitchen/dining room comprises a range of base units and space for appliances with a generous dining area.

• There are three well-proportioned bedrooms arranged on the ground floor, all with views over the gardens.

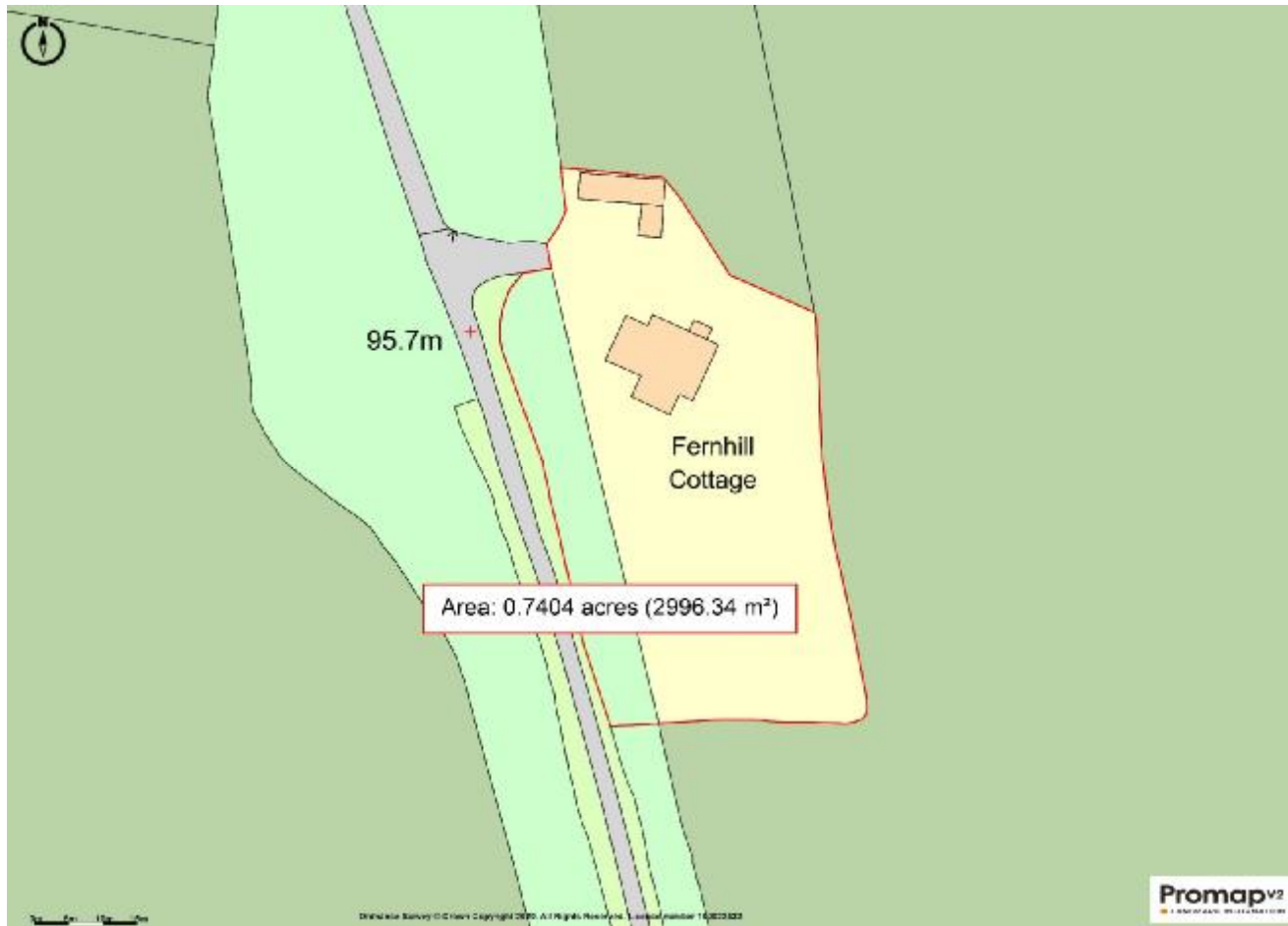
• Completing this floor is the family bathroom with roll top bath, a shower room and a boot room.

• Over the first floor is a vaulted bedroom with wonderful views.

• The property is approached over a farm track leading to the private drive which provides parking and where the outbuilding is located, comprising an open bay garage, former stables and store rooms.

• The garden is principally laid to lawn with a variety of trees and shrubs. To the south is a decked terrace providing an ideal area for al fresco entertaining and to enjoy with views. Within the garden is a greenhouse, shed, Wendy house and chicken run. The gardens are enclosed in part by post and rail fencing which allows uninterrupted views over the surrounding farmland and countryside.





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Gross Internal Area 1909 sq ft, 177.4 m²
Outbuildings 636 sq ft, 59.1 sq m



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Approximate Area = 177.4 sq m / 1909 sq ft
Outbuilding = 59.1 sq m / 636 sq ft
Total = 236.5 sq m / 2545 sq ft (Excluding Shed / Open Garage / Paves)
Including Limited Use Area (8.2 sq m / 88 sq ft)
For identification only. Not to scale.
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Directions
From Sevenoaks proceed in a southerly direction turning right into Oak Lane opposite Sevenoaks School. Turn right over Gracious Lane Bridge and take the next right. At the end of the road turn left onto Ide Hill Road (B2042). Continue down the hill, taking the first left hand turning by a grass triangle. Proceed along this lane taking the next left sign posted Yorks Hill. Continue along this road and as the road bears sharply to the left turn right towards Faulkners Hill Farm. Take the next right hand drive through a woody track where Fernhill will be found on the left.

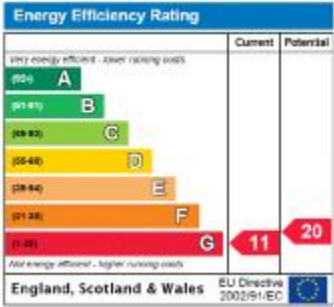
Services: LPG, mains electricity and water. Private drainage.

Tenure: Freehold
Local Authority
Sevenoaks District Council
EPC Rating = G

Viewing
All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Office.
Telephone: +44 (0) 1732 789 700.



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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